

MEETINGS TO DATE 33
NO. OF REGULARS 20
NO. OF SPECIALS 13

LANCASTER, NEW YORK
October 16, 1990

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 16th day of October, 1990, at 7:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR
RONALD A. CZAPLA, COUNCILMAN
ROBERT H. GIZA, COUNCILMAN
DONALD E. KWAK, COUNCILMAN
JOHN T. MILLER, COUNCILMAN
ANTHONY FRANJOINE, PLANNING BOARD MEMBER
JOHN P. GOBER, PLANNING BOARD MEMBER
MELVIN H. SZYMANSKI, PLANNING BOARD MEMBER

ABSENT: DONNA STEMPIAK, PLANNING BOARD CHAIRMAN
MILDRED WHITTAKER, PLANNING BOARD MEMBER
GEORGE E. O'NEIL, PLANNING BOARD MEMBER
JOHNSTON N. REID, JR., PLANNING BOARD MEMBER

ALSO PRESENT: ROBERT P. THILL, TOWN CLERK
NICHOLAS LOCICERO, DEPUTY TOWN ATTORNEY
ROBERT L. LANEY, BUILDING INSPECTOR

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of three actions.

IN THE MATTER OF THE SEQR REVIEW OF THE
PROPOSED BOWEN ROAD SQUARE SUBDIVISION

The joint board then proceeded with the full Environmental Assessment on the proposed Bowen Road Square Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on a Full Environmental Assessment Form, Part 2, which was provided to each member.

The review committee took no final action on this matter.

Upon motion duly made, seconded and carried the Review Committee tabled the decision on this matter and referred it back to the developer for re-submission to the Review Committee with further information on the following review items.

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Item No. 6. Petitioner must clarify stream re-channelization responsibility.

Item No. 17. Refined petroleum products pipe line runs thru the project site. Potential for corrosion exists along with potential for petroleum product leakage. Further investigation of these potential hazards is necessary.

October 16, 1990

**IN THE MATTER OF THE SEQR REVIEW OF THE
PROPOSED COVENTRY GREEN SUBDIVISION**

The joint boards proceeded with the short Environmental Assessment Form on the proposed Coventry Green Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form, entitled "Part II Environmental Assessment", which was provided to each member.

The review committee took no final action on this matter.

Upon motion duly made, seconded and carried, the Review Committee tabled the decision on this matter and referred it back to the developer for re-submission to the Review Committee with further information on the following review items:

Item No. C.1. Need to have a traffic study on traffic impact at Transit Road.

Need to see proposed agreement for access to subdivision over private road running between project site and Transit Road.

Item No. C.3. Need for Army Corp of Engineers to review for wetlands impact. Need copy of petitioner's report to Corp provided to Town.

Item No. C.7. A Town of Lancaster water district transmission line traverses the project site and must be relocated during construction. Need to know what provisions are to be made for relocation of this water line and what provisions are to be made to guarantee uninterrupted water service during actual construction.

October 16, 1990

**IN THE MATTER OF THE SEQR REVIEW OF THE
MARINACCIO CONCRETE AND TRUCKING REZONE PETITION**

The joint boards proceeded with the short Environmental Assessment Form on the Marinaccio Concrete and Trucking Rezone Petition matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form, entitled "Part II Environmental Assessment", which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED BY
PLANNING BOARD MEMBER SZYMANSKI
WHO MOVED ITS ADOPTION, SECONDED BY
COUNCILMAN MILLER, TO WIT:

RESOLVED, that the following Negative Declaration be adopted.

NOTICE OF DETERMINATION:
MARINACCIO CONCRETE AND TRUCKING REZONE PETITION
NEGATIVE DECLARATION

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described proposed action, which is an unlisted action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
Nicholas LoCicero, Deputy Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 29 acres

The location of the premises being reviewed is on the east side of Ransom Road approximately 1500 feet south of Walden Avenue.

REASONS SUPPORTING DETERMINATION

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least three (3) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found, in their item for item completion of the Short Environmental Assessment Form on this proposed action as follows:

- A. The action does not exceed any type 1 threshold in 6 NYCRR, Part 617.12.
- B. The action will receive coordinated review as provided for unlisted actions in 6 NYCRR, Part 617.6.
- C. The proposed action will not result in any adverse effects associated with the following: (except as noted)

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C.1 Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems. There will be a small to moderate impact upon noise and air quality. Be it noted that the project site area is prone to some flooding due to the overflows from a railroad drainage ditch that is overgrown and cluttered with debris.

C.2 Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character. Be it noted that the project site is not located within an agricultural district. The site has not been farmed in 10 or more years other than for haying. Project will have a small to moderate impact upon the aesthetic character of the neighborhood.

C.3 Vegetation or fauna, fish, shellfish or wildlife species significant habitats, or threatened or endangered species.

No adverse effects noted

C.4 A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources. The project will result in a small to moderate change in land use.

C.5 Growth, subsequent development, or related activities likely to be induced by the proposed action.

No adverse effects noted

C.6 Long term, short term, cumulative, or other effects not identified in C1-C5.

No adverse effects noted

C.7 Other impacts (including changes in use of either quantity or type of energy.

No adverse effects noted

D. There is likely to be some small controversy related to potential adverse environmental impacts. Neighbors on Walden Avenue have voiced concerns about air, noise and visual pollution.

s/s _____

Stanley Jay Keysa, Supervisor

Town of Lancaster

October 16, 1990
and,

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BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	VOTED YES
PLANNING BOARD CHAIR. STEMPNIAK	WAS ABSENT
PLANNING BOARD MEMBER FRANJOINE	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	WAS ABSENT
PLANNING BOARD MEMBER REID	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	WAS ABSENT

The Notice of Determination was thereupon unanimously adopted.

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ON MOTION DULY MADE, SECONDED AND CARRIED, by voice vote, the joint meeting was adjourned at 8:55 P.M.

Signed

Robert P. Thill

Robert P. Thill, Town Clerk

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